

PROPERTY OWNERS ASSOCIATION 7<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**HILLS OF SHAENFIELD ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas               §

County of Bexar           §

1.     Name of Subdivision: Hills of Shaenfield
2.     Subdivision Location: Bexar County
3.     Name of Homeowners Association: Hills of Shaenfield Association, Inc.
4.     Recording Data for Association: All Plats are filed at Bexar County:  
Volume 9562, page 51 and 52, Unit 2: Volume 9568, page 180  
Unit 3: Volume 9566, page 1 and 2, Unit 4: Volume 9573, pages 223-225
5.     Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions Doc# 20040186659, Volume 10916, page 2213.

First Amendment to the Declaration Doc# 20040203804, Volume 10953, page 509

Annexation Declaration of Covenants, Conditions and Restrictions  
Unit 2: Doc# 20070043940, Vol. 12710, page 2471. Unit 3: Doc# 20050205383, Vol. 11628, page 2291. Unit 4: Doc# 2070115058, Vol. 12876, page 1294

6.     Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

The Bylaws are filed at Bexar County under Doc# 2110055792.

Articles of Incorporation: The document is filed at Bexar County under Doc# 2110055792.

Articles of Incorporation Cover sheet is attached to and filed with the certificate filed on 1/23/2012 under Doc# 20120012202, Book 15320, pg. 344.

Administrative Resolution No. 20120221 Forced Maintenance is filed with Book 15368, Page 645.

Resolutions/Policies: All policies are attached to and filed with certificate filed on 1/23/2012 under Doc# 20120012202, Book 15320, pg. 344.

Record Retention Policy, Records Inspection Policy, Payment Plan Policy, Email Registration Policy, Membership Voting Policy, Collection Policy, Violation Policy

Guidelines: All guidelines are attached to and filed with certificate filed on 1/23/2012 under Doc# 20120012202, Book 15320, pg. 344.

Architectural Guidelines for: Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

Resolutions signed September 1, 2013, are filed under Document #PI220130189067-28, Book 16330 Page 1963 28pgs:

Record Retention Policy, Record Inspection Policy, Payment Plan Policy, Membership Voting Policy, Email Registration Policy, Religious Item Display Guidelines, Solar Energy Device Guidelines, Roofing Material Guidelines, Rainwater Collection Devices Guidelines, Assessment Collection Policy and Schedule, Violation Enforcement Resolution and Schedule, Drought Resistant Landscape and Natural Turf Guidelines, Conflict of Interest Policy, Application of Payments Policy, Flag Display Guidelines

Hills of Shaenfield Association, Inc. Billing Policy and Payment Plan Guidelines signed 10/16/2017 is filed under Document No. 20170220653

Hills of Shaenfield Association, Inc. Billing Policy and Payment Plan Guidelines signed 09/19/2018 is filed under Document No. 20180187566.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

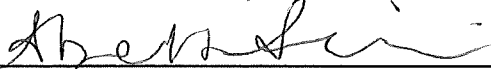
- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 27 day of October, 2021.

Hills of Shaenfield Association, Inc.


By:   
Shelby Schilleci (of Spectrum Association Management), Managing Agent

State of Texas §

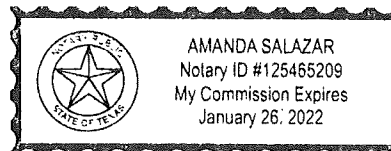
County of Bexar §

This instrument was acknowledged and signed before me on 27<sup>th</sup>  
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Hills of Shaenfield Association, Inc., on behalf of said association.

  
Notary Public, State of Texas

After Recording, Return To:  
Spectrum Association Management  
Attn: Transitions  
17319 San Pedro Ave., Ste. #318  
San Antonio, TX 78232



**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20210308499  
**Recorded Date:** November 03, 2021  
**Recorded Time:** 2:41 PM  
**Total Pages:** 4  
**Total Fees:** \$34.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/3/2021 2:41 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk